

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**13.34 Acres or Thereabouts,
Land South of Harrop Wood,
Macclesfield, Cheshire, SK10 5UU**

For Sale by Private Treaty

Offers Over £200,000

Situation

The land lying to the west of Macclesfield Road, Rainow, Macclesfield. The land is approximately 5.2 miles from Macclesfield and 7.5 miles from Whaley Bridge.

Description

An exciting opportunity to acquire a parcel of grassland extending to 13.34 acres or thereabouts in total. The land is laid to permanent grassland, is even yet faces a slight incline in some parts and is suitable for grazing purposes. The land has been farmed for a number of years and is accessible from the B5470.

The land would be of interest to farmers, investors, speculators and local landowners.

The land can be further described in the schedule below:-

<u>O.S. Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
1431	Grassland	4.27
9333	Grassland	1.13
Total: 5.40 Ha or		
13.34 Acres or Thereabouts		



Access

The property is accessed from the B5470 via a right of way through a neighbouring property.

Further details are shown in the attached plan.

Services

We understand that the land is connected to a water supply and any interested parties should make their own enquiries before purchasing.

Tenure and Possession

The property is held freehold and vacant possession will be given on completion.

Local Authority

The local authorities are the Cheshire East Council.

Viewings

At any reasonable time with a set of these particulars.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

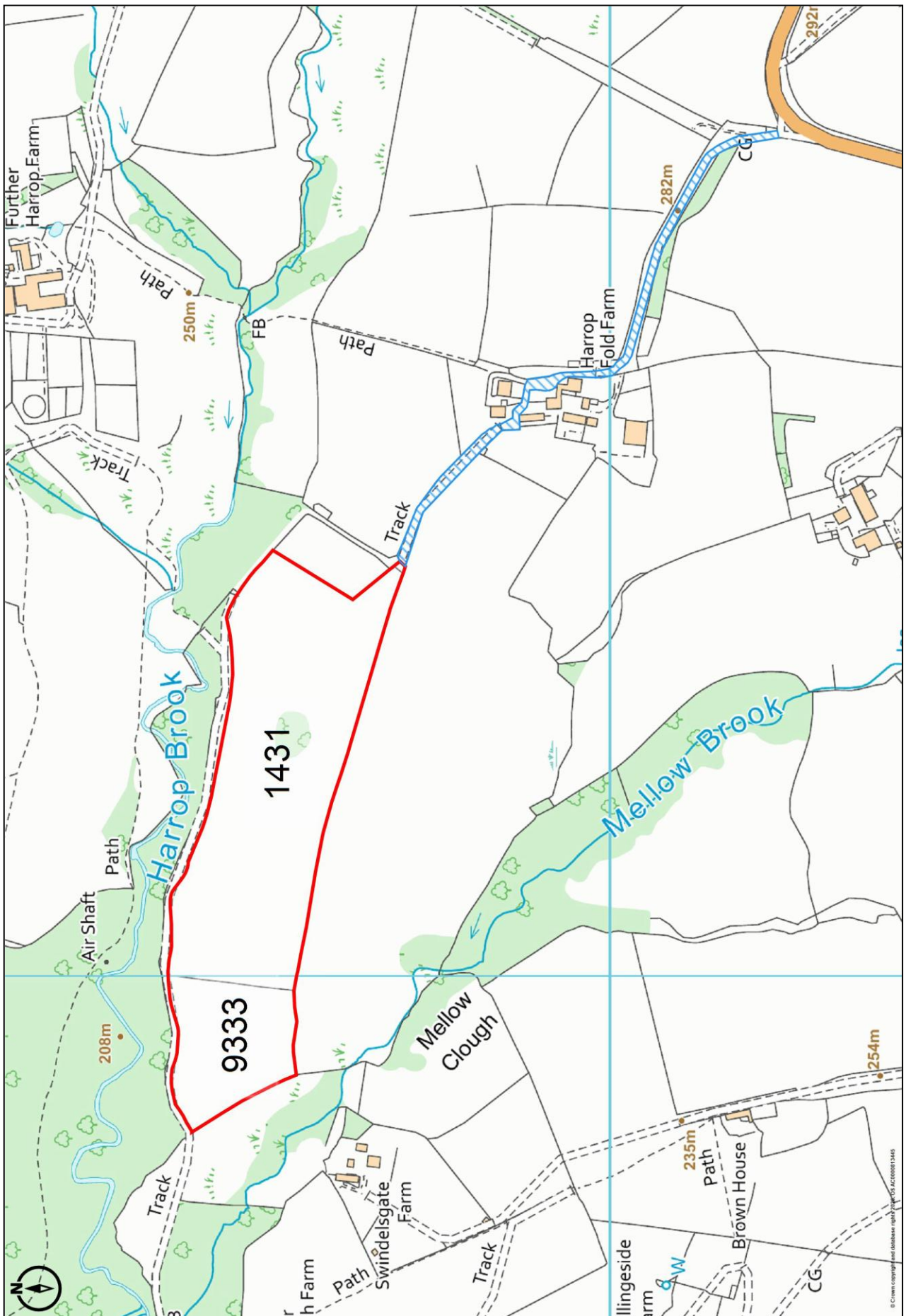
Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

FOR IDENTIFICATION ONLY – NOT TO SCALE

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